HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Charlottetown CA

Date Released: Third Quarter 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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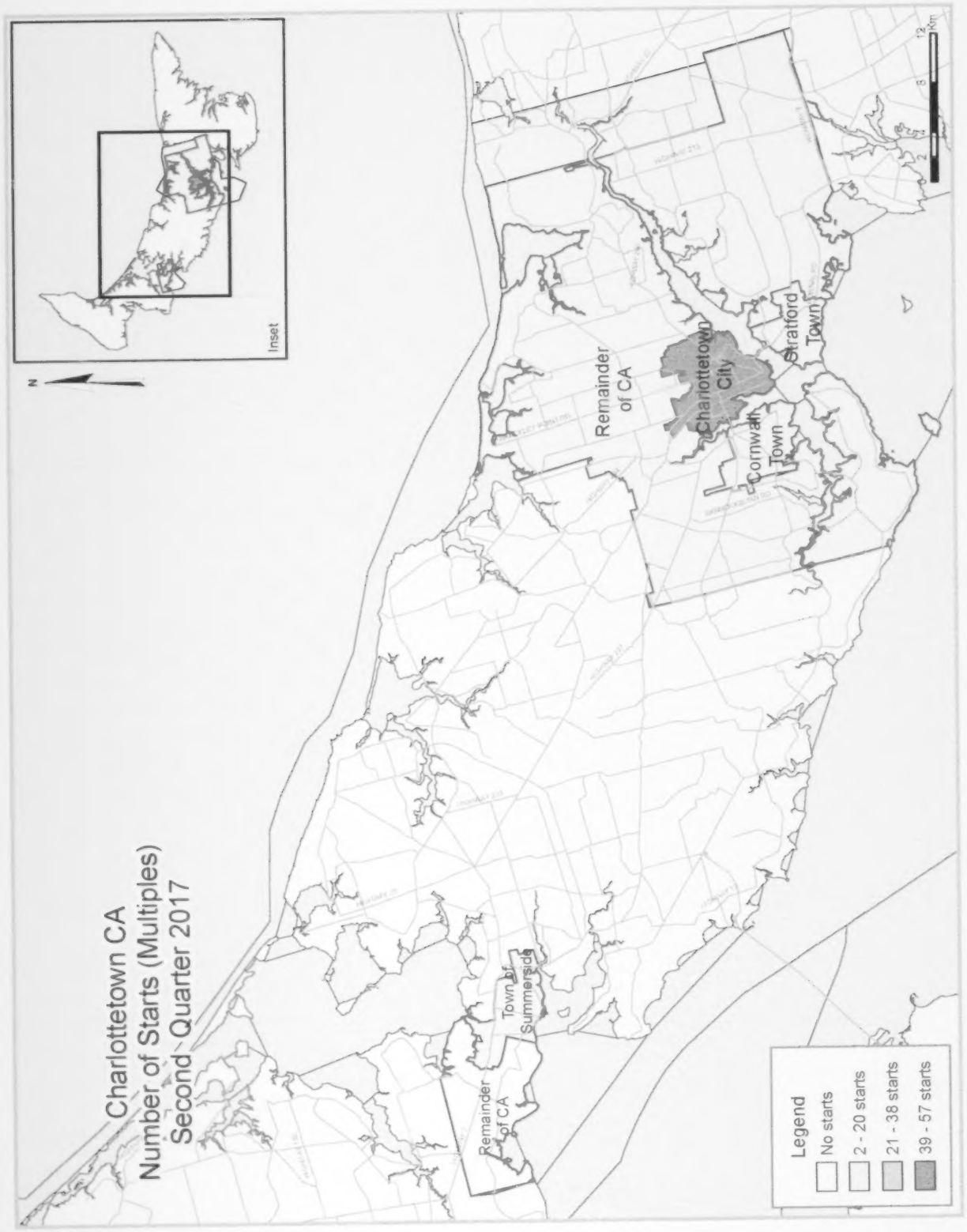
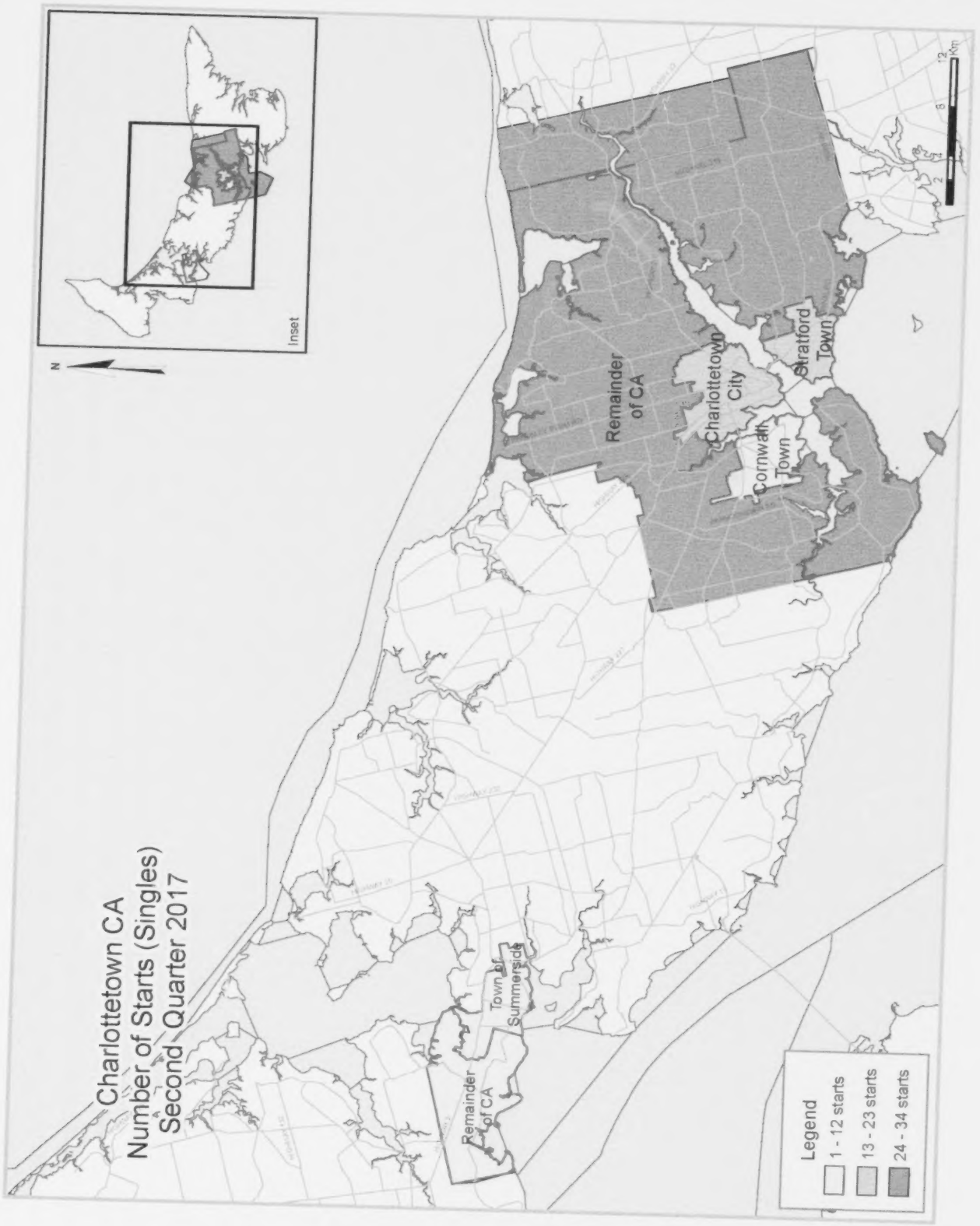
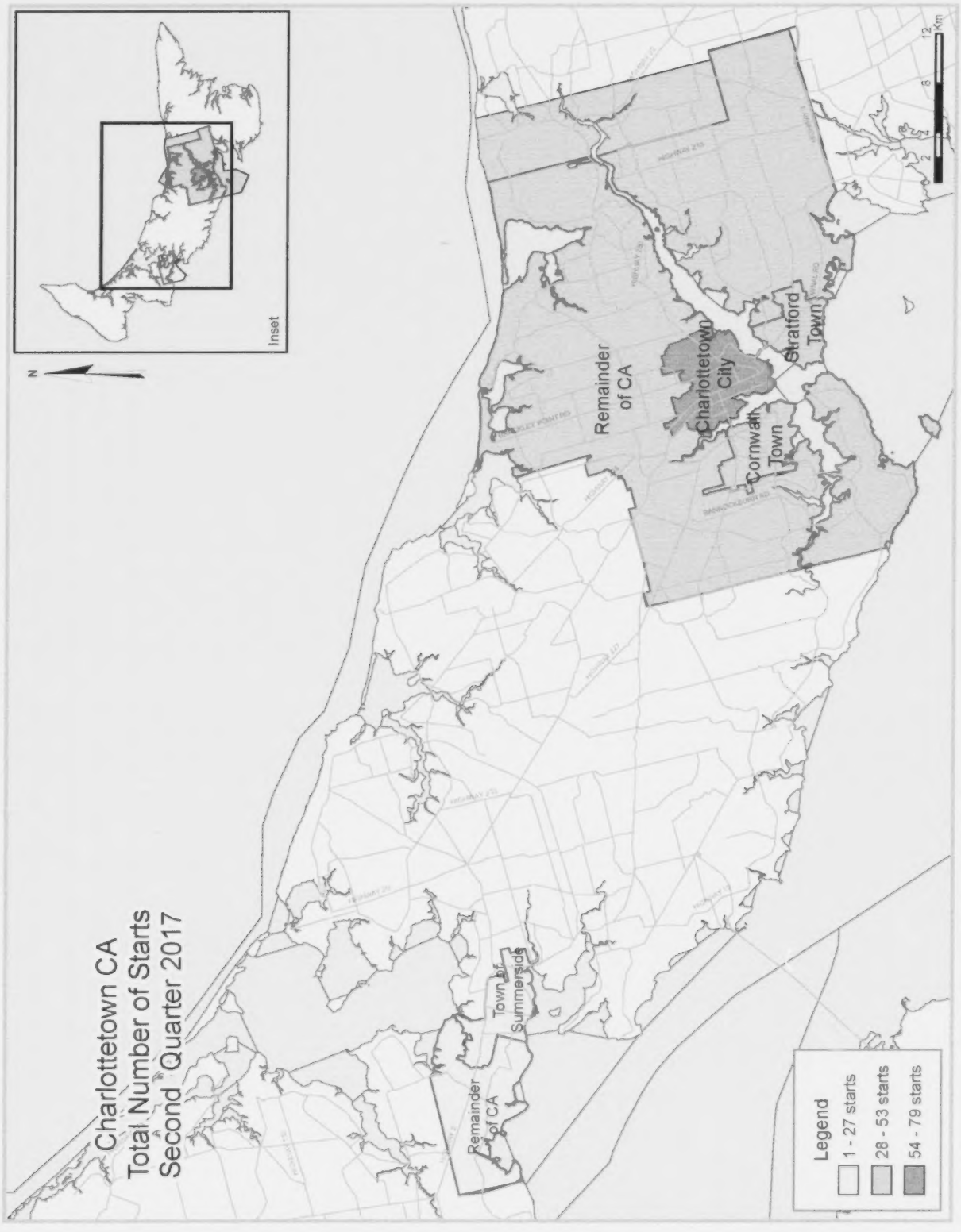
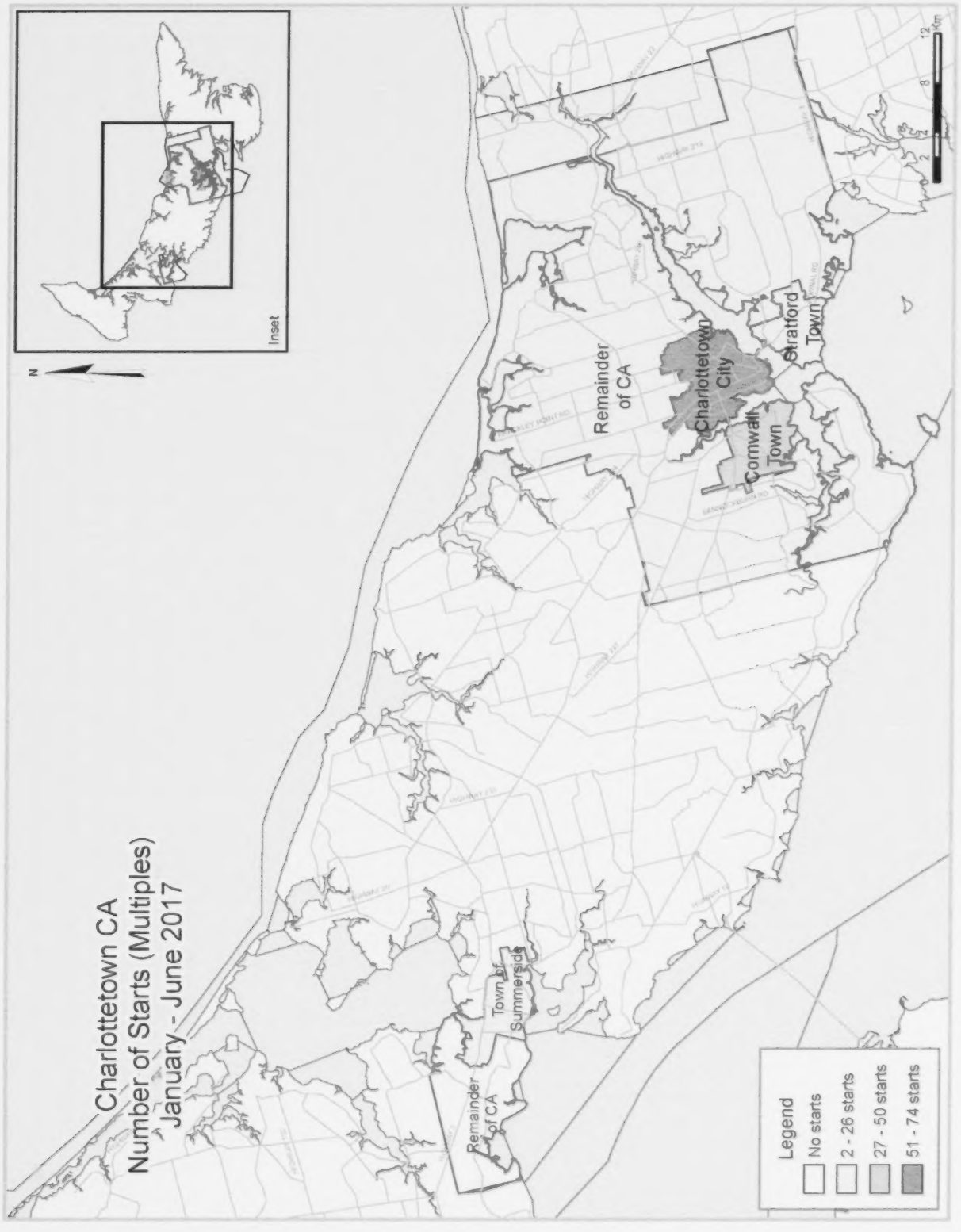
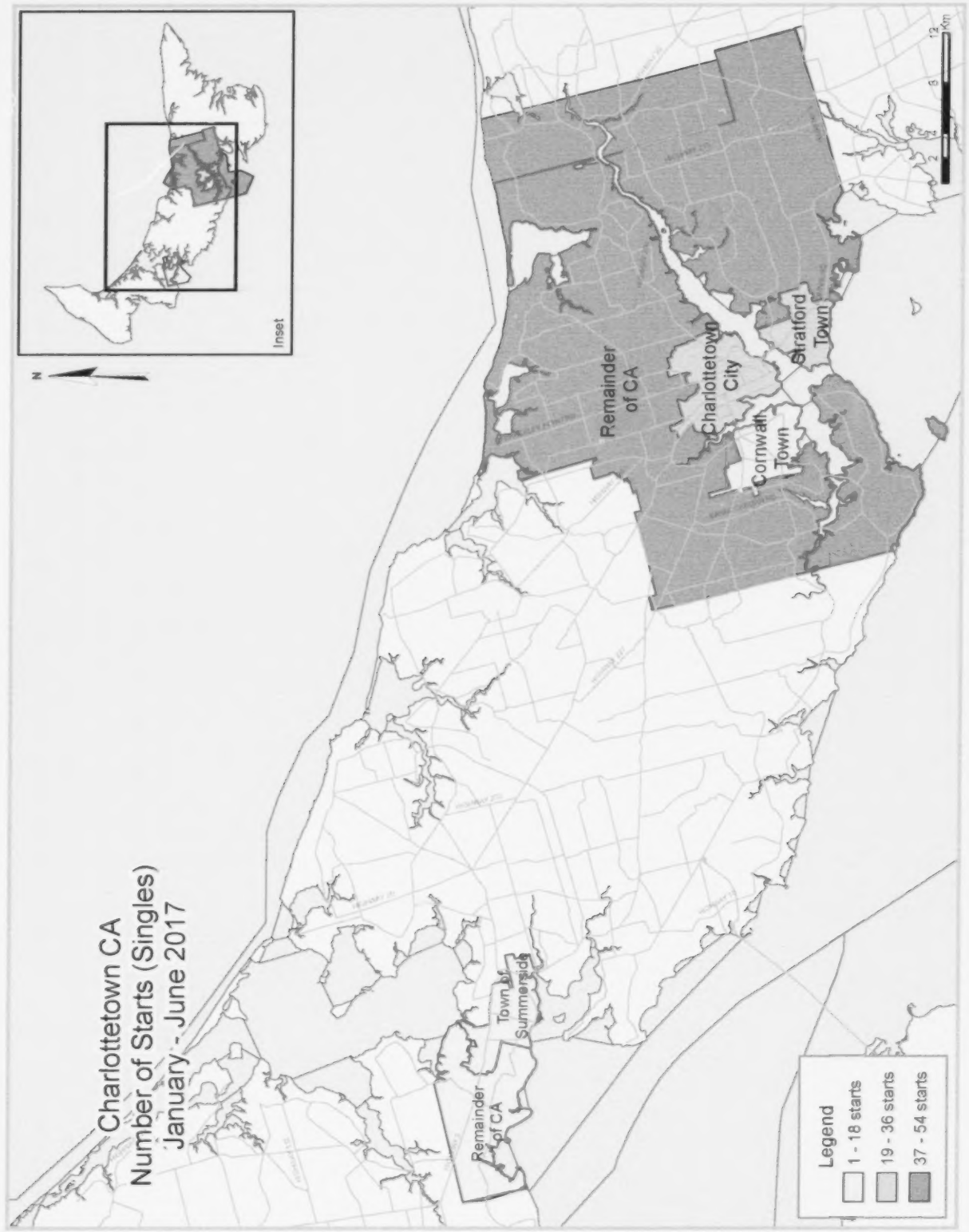
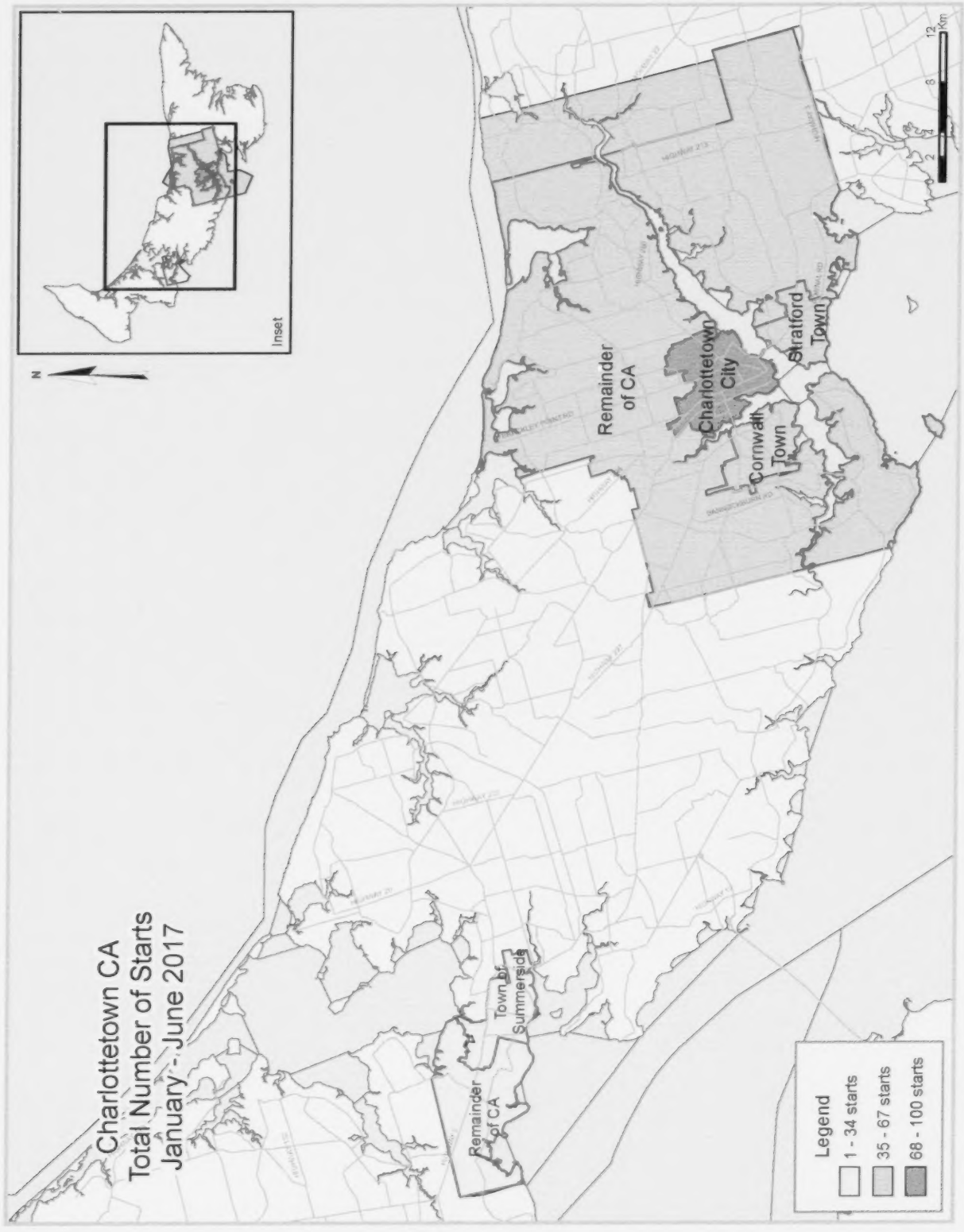

Charlottetown CA
Number of Starts (Multiples)
Second Quarter 2017
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
2 - 20 starts
21 - 38 starts
39 - 57 starts
12 Km
8
4
2


Charlottetown CA
Number of Starts (Singles)
Second Quarter 2017
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 12 starts
13 - 23 starts
24 - 34 starts
12
8
4
2
Km


Charlottetown CA
Total Number of Starts
Second Quarter 2017
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
1 - 27 starts
28 - 53 starts
54 - 79 starts
2
8
12
Km


Charlottetown CA
Number of Starts (Multiples)
January - June 2017
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
2 - 26 starts
27 - 50 starts
51 - 74 starts
12 km
8
2


Charlottetown CA
Number of Starts (Singles)
January - June 2017
Inset
N
Remainder of CA
Charlottetown City
Cornwall Town
Stratford Town
Town of Summerside
Remainder of CA
Legend
1 - 18 starts
19 - 36 starts
37 - 54 starts
12 Km
6
3
2
0


Charlottetown CA
Total Number of Starts
January - June 2017
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 34 starts
35 - 67 starts
68 - 100 starts
12
8
4
km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1a: Housing Activity Summary of Charlottetown CA
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2017	86	18	9	0	0	12	2	47	174
Q2 2016	48	10	19	0	0	0	3	28	108
% Change	79.2	80.0	-52.6	n/a	n/a	n/a	-33.3	67.9	61.1
Year-to-date 2017	121	24	21	0	0	12	3	62	243
Year-to-date 2016	56	12	23	0	0	0	4	28	123
% Change	116.1	100.0	-8.7	n/a	n/a	n/a	-25.0	121.4	97.6
UNDER CONSTRUCTION									
Q2 2017	129	30	36	0	0	12	2	62	271
Q2 2016	78	14	31	0	4	0	9	60	196
% Change	65.4	114.3	16.1	n/a	-100.0	n/a	-77.8	3.3	38.3
COMPLETIONS									
Q2 2017	43	8	4	0	0	0	11	53	119
Q2 2016	35	12	7	0	0	0	10	12	76
% Change	22.9	-33.3	-42.9	n/a	n/a	n/a	10.0	**	56.6
Year-to-date 2017	92	10	4	0	0	0	24	53	183
Year-to-date 2016	80	16	10	0	0	0	14	106	226
% Change	15.0	-37.5	-60.0	n/a	n/a	n/a	71.4	-50.0	-19.0
COMPLETED & NOT ABSORBED									
Q2 2017	27	2	0	0	0	0	n/a	n/a	29
Q2 2016	1	3	0	0	0	0	n/a	n/a	4
% Change	**	-33.3	n/a	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
Q2 2017	41	6	4	0	0	0	n/a	n/a	51
Q2 2016	39	10	7	0	0	0	n/a	n/a	56
% Change	5.1	-40.0	-42.9	n/a	n/a	n/a	/a	n/a	-8.9
Year-to-date 2017	67	8	4	0	0	0	n/a	n/a	79
Year-to-date 2016	84	13	10	0	0	0	n/a	n/a	107
% Change	-20.2	-38.5	-60.0	n/a	n/a	n/a	n/a	n/a	-26.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Summerside CA
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2017	4	4	0	0	0	0	8	0	16
Q2 2016	6	6	16	0	0	0	1	0	29
% Change	-33.3	-33.3	-100.0	n/a	n/a	n/a	**	n/a	-44.8
Year-to-date 2017	4	6	0	0	0	0	9	0	19
Year-to-date 2016	7	6	16	0	0	0	1	26	56
% Change	-42.9	0.0	-100.0	n/a	n/a	n/a	**	-100.0	-66.1
UNDER CONSTRUCTION									
Q2 2017	5	6	0	0	0	0	7	0	18
Q2 2016	8	8	16	0	0	0	1	90	123
% Change	-37.5	-25.0	-100.0	n/a	n/a	n/a	**	-100.0	-85.4
COMPLETIONS									
Q2 2017	2	2	8	0	0	0	18	64	94
Q2 2016	3	4	0	0	0	0	0	0	7
% Change	-33.3	-50.0	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2017	4	4	8	0	0	0	19	64	99
Year-to-date 2016	8	10	0	0	0	0	13	0	31
% Change	-50.0	-60.0	n/a	n/a	n/a	n/a	46.2	n/a	**
COMPLETED & NOT ABSORBED									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2017	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q2 2017	22	8	0	0	0	0	2	47	79
Q2 2016	13	10	13	0	0	0	0	28	64
Stratford Town									
Q2 2017	18	0	0	0	0	12	0	0	30
Q2 2016	9	0	0	0	0	0	0	0	9
Cornwall Town									
Q2 2017	12	8	9	0	0	0	0	0	29
Q2 2016	4	0	6	0	0	0	3	0	13
Remainder of the CA									
Q2 2017	34	2	0	0	0	0	0	0	36
Q2 2016	22	0	0	0	0	0	0	0	22
Charlottetown CA									
Q2 2017	86	18	9	0	0	12	2	47	174
Q2 2016	48	10	19	0	0	0	3	28	108
UNDER CONSTRUCTION									
Charlottetown City									
Q2 2017	27	10	6	0	0	0	2	62	107
Q2 2016	18	12	17	0	0	0	6	48	101
Stratford Town									
Q2 2017	29	2	5	0	0	12	0	0	48
Q2 2016	12	0	0	0	4	0	0	12	28
Cornwall Town									
Q2 2017	12	14	25	0	0	0	0	0	51
Q2 2016	7	0	14	0	0	0	3	0	24
Remainder of the CA									
Q2 2017	61	4	0	0	0	0	0	0	65
Q2 2016	41	2	0	0	0	0	0	0	43
Charlottetown CA									
Q2 2017	129	30	36	0	0	12	2	62	271
Q2 2016	78	14	31	0	4	0	9	60	196

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q2 2017	10	6	0	0	0	0	5	47	68
Q2 2016	7	4	4	0	0	0	0	12	27
Stratford Town									
Q2 2017	8	0	4	0	0	0	0	0	12
Q2 2016	6	2	0	0	0	0	0	0	8
Cornwall Town									
Q2 2017	4	2	0	0	0	0	6	6	18
Q2 2016	5	6	3	0	0	0	10	0	24
Remainder of the CA									
Q2 2017	21	0	0	0	0	0	0	0	21
Q2 2016	17	0	0	0	0	0	0	0	17
Charlottetown CA									
Q2 2017	43	8	4	0	0	0	11	53	119
Q2 2016	35	12	7	0	0	0	10	12	76
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q2 2017	4	2	0	0	0	0	n/a	n/a	6
Q2 2016	1	2	0	0	0	0	n/a	n/a	3
Stratford Town									
Q2 2017	2	0	0	0	0	0	n/a	n/a	2
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Cornwall Town									
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Q2 2016	0	1	0	0	0	0	n/a	n/a	1
Remainder of the CA									
Q2 2017	20	0	0	0	0	0	n/a	n/a	20
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Charlottetown CA									
Q2 2017	27	2	0	0	0	0	n/a	n/a	29
Q2 2016	1	3	0	0	0	0	n/a	n/a	4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q2 2017	14	4	0	0	0	0	n/a	n/a	18
Q2 2016	9	2	4	0	0	0	n/a	n/a	15
Stratford Town									
Q2 2017	12	0	4	0	0	0	n/a	n/a	16
Q2 2016	8	3	0	0	0	0	n/a	n/a	11
Cornwall Town									
Q2 2017	8	2	0	0	0	0	n/a	n/a	10
Q2 2016	5	5	3	0	0	0	n/a	n/a	13
Remainder of the CA									
Q2 2017	7	0	0	0	0	0	n/a	n/a	7
Q2 2016	17	0	0	0	0	0	n/a	n/a	17
Charlottetown CA									
Q2 2017	41	6	4	0	0	0	n/a	n/a	51
Q2 2016	39	10	7	0	0	0	n/a	n/a	56

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Charlottetown CA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	138	26	63	0	0	0	4	81	312
% Change	7.0	30.0	96.9	n/a	n/a	n/a	-42.9	2.5	7.2
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Charlottetown City	22	13	10	10	0	13	47	28	79	64	23.4
Stratford Town	18	9	0	0	0	0	12	0	30	9	**
Cornwall Town	12	4	8	0	9	9	0	0	29	13	123.1
Remainder of the CA	34	22	2	0	0	0	0	0	36	22	63.6
Charlottetown CA	86	48	20	10	9	22	59	28	174	108	61.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Charlottetown City	26	15	12	12	0	17	62	28	100	72	38.9
Stratford Town	29	11	0	0	0	0	12	0	41	11	**
Cornwall Town	13	4	12	0	21	9	0	0	46	13	**
Remainder of the CA	54	27	2	0	0	0	0	0	56	27	107.4
Charlottetown CA	122	57	26	12	21	26	74	28	243	123	97.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Charlottetown City	0	13	0	0	0	0	47	28
Stratford Town	0	0	0	0	12	0	0	0
Cornwall Town	9	6	0	3	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	9	19	0	3	12	0	47	28

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	0	17	0	0	0	0	62	28
Stratford Town	0	0	0	0	12	0	0	0
Cornwall Town	21	6	0	3	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	21	23	0	3	12	0	62	28

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Charlottetown City	30	36	0	0	49	28	79	64
Stratford Town	18	9	12	0	0	0	30	9
Cornwall Town	29	10	0	0	0	3	29	13
Remainder of the CA	36	22	0	0	0	0	36	22
Charlottetown CA	113	77	12	0	49	31	174	108

Table 2.5: Starts by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	35	44	0	0	65	28	100	72
Stratford Town	29	10	12	0	0	1	41	11
Cornwall Town	46	10	0	0	0	3	46	13
Remainder of the CA	56	27	0	0	0	0	56	27
Charlottetown CA	166	91	12	0	65	32	243	123

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Charlottetown City	10	7	6	4	5	4	47	12	68	27	151.9
Stratford Town	8	6	0	2	4	0	0	0	12	8	50.0
Cornwall Town	4	5	2	8	6	11	6	0	18	24	-25.0
Remainder of the CA	21	17	0	0	0	0	0	0	21	17	23.5
Charlottetown CA	43	35	8	14	15	15	53	12	119	76	56.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Charlottetown City	24	24	8	4	14	4	47	88	93	120	-22.5
Stratford Town	21	18	0	4	4	0	0	12	25	34	-26.5
Cornwall Town	11	11	2	10	9	17	6	6	28	44	-36.4
Remainder of the CA	37	28	0	0	0	0	0	0	37	28	32.1
Charlottetown CA	93	81	10	18	27	21	53	106	183	226	-19.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Charlottetown City	0	4	5	0	0	0	47	12
Stratford Town	4	0	0	0	0	0	0	0
Cornwall Town	0	3	6	8	0	0	6	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	4	7	11	8	0	0	53	12

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	0	4	14	0	0	0	47	88
Stratford Town	4	0	0	0	0	0	0	12
Cornwall Town	0	6	9	11	0	0	6	6
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	4	10	23	11	0	0	53	106

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Charlottetown City	16	15	0	0	52	12	68	27
Stratford Town	12	8	0	0	0	0	12	8
Cornwall Town	6	14	0	0	12	10	18	24
Remainder of the CA	21	17	0	0	0	0	21	17
Charlottetown CA	55	54	0	0	64	22	119	76

Table 3.5: Completions by Submarket and by Intended Market
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	31	32	0	0	62	88	93	120
Stratford Town	25	21	0	0	0	13	25	34
Cornwall Town	13	25	0	0	15	19	28	44
Remainder of the CA	37	28	0	0	0	0	37	28
Charlottetown CA	106	106	0	0	77	120	183	226

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q2 2017	0	0.0	0	0.0	1	7.1	4	28.6	9	64.3	14	-	355,955
Q2 2016	0	0.0	1	11.1	2	22.2	3	33.3	3	33.3	9	-	301,663
Year-to-date 2017	0	0.0	1	5.0	4	20.0	4	20.0	11	55.0	20	-	355,955
Year-to-date 2016	2	7.7	2	7.7	5	19.2	13	50.0	4	15.4	26	-	279,470
Stratford Town													
Q2 2017	0	0.0	1	8.3	1	8.3	3	25.0	7	58.3	12	-	368,000
Q2 2016	0	0.0	0	0.0	3	37.5	2	25.0	3	37.5	8	-	403,580
Year-to-date 2017	0	0.0	1	5.0	1	5.0	8	40.0	10	50.0	20	-	368,000
Year-to-date 2016	0	0.0	0	0.0	5	26.3	6	31.6	8	42.1	19	-	364,560
Cornwall Town													
Q2 2017	0	0.0	0	0.0	2	25.0	3	37.5	3	37.5	8	-	346,000
Q2 2016	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	-	308,580
Year-to-date 2017	0	0.0	0	0.0	3	27.3	5	45.5	3	27.3	11	-	346,000
Year-to-date 2016	0	0.0	0	0.0	4	36.4	2	18.2	5	45.5	11	-	308,580
Remainder of the CA													
Q2 2017	1	14.3	1	14.3	2	28.6	1	14.3	2	28.6	7	-	-
Q2 2016	2	11.8	3	17.6	4	23.5	5	29.4	3	17.6	17	-	344,000
Year-to-date 2017	3	18.8	2	12.5	6	37.5	3	18.8	2	12.5	16	-	-
Year-to-date 2016	4	14.3	4	14.3	6	21.4	9	32.1	5	17.9	28	-	344,000
Charlottetown CA													
Q2 2017	1	2.4	2	4.9	6	14.6	11	26.8	21	51.2	41	350,000	345,771
Q2 2016	2	5.1	4	10.3	12	30.8	10	25.6	11	28.2	39	295,000	295,275
Year-to-date 2017	3	4.5	4	6.0	14	20.9	20	29.9	26	38.8	67	325,000	321,688
Year-to-date 2016	6	7.1	6	7.1	20	23.8	30	35.7	22	26.2	84	300,000	310,152

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2017						
Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Charlottetown City	355,955	301,663	18.0	355,955	279,470	27.4
Stratford Town	368,000	403,580	-8.8	368,000	364,560	0.9
Cornwall Town	346,000	308,580	12.1	346,000	308,580	12.1
Remainder of the CA	-	344,000	n/a	-	344,000	n/a
Charlottetown CA	345,771	295,275	17.1	321,688	310,152	3.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Second Quarter 2017			Second Quarter 2016			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	245	248,100	273	238	232,683	400	2.9%	6.6%	-31.8%
Cornwall	35	219,645	42	27	226,792	62	29.6%	-3.2%	-32.3%
Charlottetown	159	238,537	157	131	211,948	208	21.4%	12.5%	-24.5%
Stratford	51	297,444	74	80	268,626	130	-36.3%	10.7%	-43.1%
Summerside CA***	76	158,663	107	75	112,637	159	1.3%	40.9%	-32.7%
Total	321	226,925	380	313	203,918	559	2.6%	11.3%	-32.0%

Submarket	Year-to-date 2017			Year-to-date 2016			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	351	249,993	451	342	226,830	644	2.6%	10.2%	-30.0%
Cornwall	47	229,374	62	39	217,673	94	20.5%	5.4%	-34.0%
Charlottetown	229	239,728	274	197	213,643	331	16.2%	12.2%	-17.2%
Stratford	75	294,258	115	106	254,708	219	-29.2%	15.5%	-47.5%
Summerside CA***	111	164,359	195	109	115,062	262	1.8%	42.8%	-25.6%
Total	462	229,419	646	451	199,818	906	2.4%	14.8%	-28.7%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
** Cornwall = District D
** Charlottetown = District E
** Stratford = District F
*** Summerside = District B

Source: Prince Edward Island Real Estate Association

Table 6: Economic Indicators
Second Quarter 2017

		Interest Rates			NHPI, Total, Charlottetown, CA 2016.12 =100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.1	128.6	72.2	9.6	65.9	778
	February	561	3.14	4.64	100.3	129.2	71.6	11.1	66.4	777
	March	561	3.14	4.64	100.3	129.8	71.0	10.9	65.7	780
	April	561	3.14	4.64	100.4	130.6	71.0	11.5	66.0	785
	May	561	3.14	4.64	100.0	130.8	71.6	10.5	65.7	791
	June	561	3.14	4.64	100.0	131.2	71.3	10.9	65.7	786
	July	567	3.14	4.74	100.0	130.6	71.4	9.7	64.8	786
	August	567	3.14	4.74	100.0	130.1	71.3	12.0	66.3	784
	September	561	3.14	4.64	100.0	130.1	71.5	10.7	65.6	788
	October	561	3.14	4.64	100.0	131.3	71.4	11.5	66.0	786
	November	561	3.14	4.64	100.0	131.2	71.5	10.6	65.4	786
	December	561	3.14	4.64	100.0	130.2	72.1	10.5	65.8	783
2017	January	561	3.14	4.64	100.0	131.6	72.7	9.8	65.8	784
	February	561	3.14	4.64	100.0	130.9	73.0	10.0	66.0	788
	March	561	3.14	4.64	100.0	131.7	72.7	10.1	65.8	793
	April	561	3.14	4.64	100.0	132.5	73.5	10.3	66.4	797
	May	561	3.14	4.64	99.8	132.6	75.0	10.0	67.3	803
	June	561	3.14	4.64		132.7	74.5	10.2	67.0	808
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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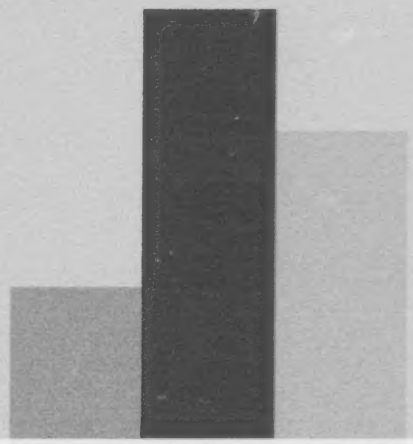

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